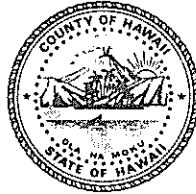


Stephen K. Yamashiro  
Mayor



Virginia Goldstein  
Director

Russell Kokubun  
Deputy Director

## County of Hawaii

### PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252  
(808) 961-8288 • Fax (808) 961-8742

June 13, 2000

Mr. James Leonard  
PBR Hawaii  
101 Aupuni Street  
Hilo Lagoon Center, Suite 310  
Hilo, HI 96720-4276

Dear Mr. Leonard:

**Non-significant Zoning Change Application (NZC 00-3)**  
**WB Kukio Resorts LLC**  
**TMK: 7-2-04:16**

This is in regards to the non-significant zoning change request filed on behalf of your client, WB Kukio Resorts LLC.

The request is to adjust the zoning boundaries for several areas situated mauka of the Queen Kaahumanu Highway. According to Table B (Non-significant Zoning Change Summary, Kukio Bay Beach Club-Mauka Parcel) submitted with the application, approximately 219± acres are involved in this zoning boundaries adjustment request. The affected zoning districts and land area are listed as follows:

| <u>EXISTING ZONING</u>                                  | <u>ACREAGE</u> |
|---|----------------|
| 1. Neighborhood Commercial – 10,000 sq. ft. (CN-10)     | 5.152          |
| 2. Multiple Family Residential – 3,500 sq. ft. (RM-3.5) | 33.666         |
| 3. Multiple Family Residential – 5,000 sq. ft. (RM-5)   | 14.260         |
| 4. Single Family Residential – 15,000 sq. ft. (RS-15)   | 17.794         |
| 5. Single Family Residential – 20,000 sq. ft. (RS-20)   | 91.084         |
| 6. Open (O)   | <u>57.230</u>  |
| TOTAL   | 219.186        |

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JUN 13 2000

Mr. James Leonard  
PBR Hawaii  
Page 2  
June 13, 2000

After the zoning boundaries adjustment occurs, the resultant zoning districts and land areas will be as follows:

|    | <u>NEW ZONING</u> | <u>ACREAGE</u> | <u>ACREAGE<br/>INCREASE/DECREASE</u> |
|----|-------------------|----------------|--------------------------------------|
| 1. | CN-10             | 5.152          | 0.000                                |
| 2. | RM-3.5            | 33.666         | 0.000                                |
| 3. | RM-5              | 14.260         | 0.000                                |
| 4. | RS-15             | 19.104         | +1.310                               |
| 5. | RS-20             | 31.030         | -60.054                              |
| 6. | OPEN              | <u>115.974</u> | <u>+58.744</u>                       |
|    | TOTAL             | 219.186        | 0.000                                |

Upon review of the request, we have determined that it complies with the criteria set forth in Section 25-2-45(a)(1) of Chapter 25, Hawaii County Code, for determining non-significant zoning changes. The adjustment of zoning boundaries will not result in the increase in the zoning densities. In fact, more lands will be shifted into the Open district. Based on the above, we hereby administratively grant the requested non-significant zoning changes.

Should you have any questions, please feel free to contact Norman Hayashi of this office at 961-8288.

Sincerely,

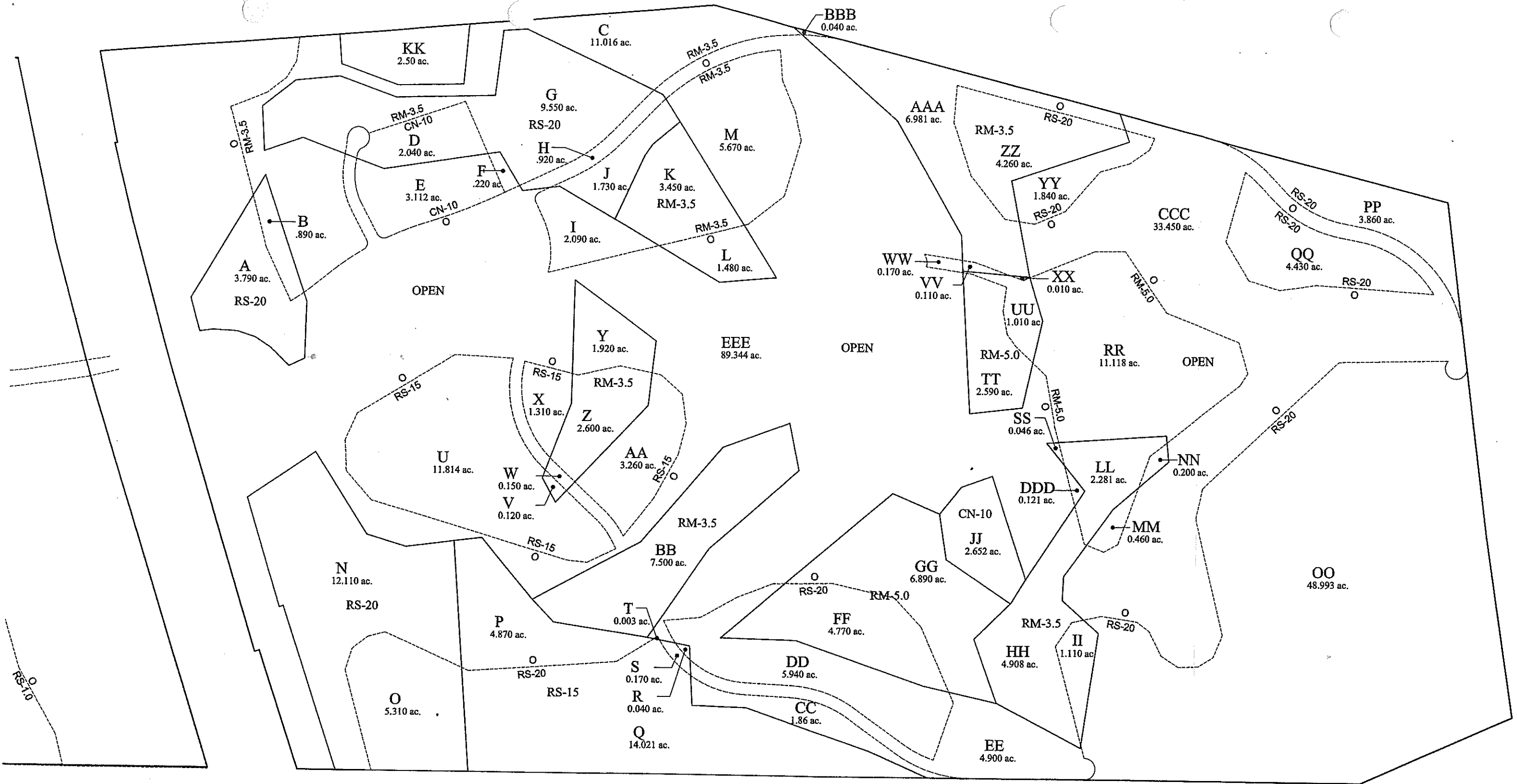


VIRGINIA GOLDSTEIN  
Planning Director

NH:pak

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c: Hawaii County Council  
Real Property Tax Division  
West Hawaii Planning Office  
Messrs. Roy Uchida/Hans Santiago



**Non-Significant Zoning Change Summary**

| Category      | Existing Zoning (Acres) | Proposed Zoning Refinement (Acres) | Net Change (Acres) |
|---------------|-------------------------|------------------------------------|--------------------|
| CN-10         | 5.152                   | 5.152                              | 0                  |
| RM-3.5        | 37.158                  | 37.158                             | 0                  |
| RM-5.0        | 15.270                  | 15.270                             | 0                  |
| RS-15         | 19.104                  | 19.104                             | 0                  |
| RS-20         | 96.394                  | 36.340                             | -60.054            |
| Open          | 176.028                 | 244.978                            | 68.950             |
| Roadway       | 8.896                   |                                    | -8.896             |
| <b>Total:</b> | <b>358.000</b>          | <b>358.000</b>                     | <b>0.000</b>       |

**Legend**

- Existing Zoning Boundary
- Proposed Zoning Boundary

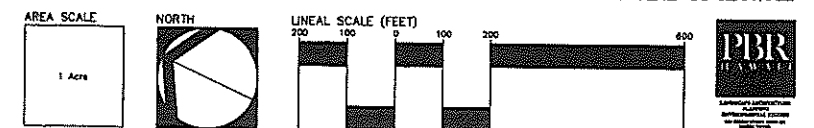
**FIGURE 4**

Summary of Zoning Refinements-Calculations of Existing to Proposed Non-Significant Zoning Change

**Kukio Bay Beach Club**

WB KUKIO, LLC

ISLAND OF HAWAII



DATE: 04/05/00